

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, June 8, 2006

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**Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL
ACTION**

ITEM 93 PH

Subject: C14-06-0058 - Life Center - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6130 U.S. Highway 290 West (Barton Creek Watershed) from development reserve (DR) district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. Planning Commission recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Applicant: Piotr Was. Agent: Jody Hagemann. City Staff: Robert Heil, 974-2330.

Additional Backup Material

(click to open)

[Staff Report](#)

For More Information: Robert Heil, 974-2330.

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0058 – Life Center

PC. DATE: May 9, 2006

ADDRESS: 6130 Highway 290 West

OWNER/APPLICANT: Piotr Was

AGENT: Jody Hagemann

ZONING REQUEST: DR to GR-CO

SUMMARY STAFF RECOMMENDATION:

Staff recommends community commercial-conditional overlay (GR-CO) combining district zoning. The conditional overlay would limit daily vehicle trips to no more than 2000 per day.

PLANNING COMMISSION RECOMMENDATION:

May 9, 2006: Approved staff recommendation of GR-CO on consent [*J.REDDY, G.STEGEMAN 2ND*] (8-0)

DEPARTMENT COMMENTS:

The site is a retail center on US 290 W, currently zoned development reserve (DR). To the east and west are commercial uses, also on DR zoned land. Directly to the north is a church and the beginnings of a single family neighborhood on SF-2 zoned land.

Staff recommends community commercial-conditional overlay (GR-CO) combining district zoning. The conditional overlay would limit daily vehicle trips to no more than 2000 per day.

Additional right-of-way will be required with any redevelopment on this site.

The draft neighborhood plan calls for commercial use on the site but many details of the plan are still under discussion.

Any redevelopment would need to comply with stricter current codes regarding impervious cover, stormwater runoff and compatibility standards.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Retail Center and Bank, Restaurant Pad
<i>North</i>	SF-2	Church and Single Family homes
<i>South</i>	SF-2-NP	Baseball fields
<i>East</i>	DR	Gas Station and mini-warehouses
<i>West</i>	DR	Retail Center and Lounge

AREA STUDY: The site falls within the Oak Hill neighborhood plan, currently underway. The draft neighborhood plan calls for commercial use on the site but many details of the plan are still under discussion.

TIA: Not Required

WATERSHED: Barton Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED COMMUNITY ORGANIZATIONS:

- Oak Hill Association of Neighborhoods (OHAN)
- Save Barton Creek Association
- Barton Springs Coalition
- Barton Springs/Edwards Aquifer Conservation District
- Save Our Springs Alliance

SCHOOLS:

- Patton Height Elementary School
- Small Middle School
- Austin High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
US Hwy 290 W	270'	Varies	Arterial	Yes	No	No
Parkwood Drive	60'	36'	Collector	No	No	No
Oak Claire Drive	60'	40'	Collector	No	No	No

CITY COUNCIL DATE: **ACTION:**

June 8, 2006

ORDINANCE READINGS:

1st:

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330

SUMMARY STAFF RECOMMENDATION

Staff recommends community commercial-conditional overlay (GR-CO) combining district zoning. The conditional overlay would limit daily vehicle trips to no more than 2000 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The site is currently developed with a commercial retail center along a major state highway. Community commercial (GR) zoning is appropriate. Any redevelopment would need to comply with both compatibility standards and stricter impervious cover regulations.

EXISTING CONDITIONS

Site Characteristics

The site is a retail center on US 290 W, currently zoned development reserve (DR). To the east and west are commercial uses, also on DR zoned land. Directly to the north is a church and the beginnings of a single family neighborhood on SF-2 zoned land.

Environmental

This site is located over the Edward's Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone. This tract lies in the recharge zone.

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Transportation

Additional right-of-way will be required with any redevelopment on this site.

The trip generation under the requested zoning is estimated to be 5,735 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
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Site Plan (NIKKI HOELTER 974-2863)

This tract appears to be developed and the proposed zoning change is a footprint within the existing development. A change of use within the existing structure would not trigger compatibility development regulations. However, any new construction on this site would be subject to compatibility development regulations due to the existing SF-2 zoned property to the north, and would be subject to the following compatibility standards:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection. Additional design regulations will be enforced at the time a site plan is submitted.

This site is also within the Barton Springs Zone; no individual retail use may exceed 50,000 square feet and no food sales use may exceed 100,000 square feet. [Sec. 25-2-651]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustment, and relocation. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the city design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees